

# 84-57-SPH 158 5/10/83 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 2-3.1 to allow a front building setback of 50' in lieu of the required 75'. 243.2 to allow a side yard of 10' in lieu of the required 50'; 243.5 to allow a building coverage of 33% in lieu of the permitted 25%.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED SCHEDULE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I, We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of August, 1983, at 10:30 o'clock A.M.

(over)

# **PETITION FOR SPECIAL HEARING** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, or amend to the Site Plan in Case No. 4820-SPH to construct an addition to the existing building and remove the restriction in said Order which required screen planting westerly from the building along the full width of the side parking and loading area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I, We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of August, 1983, at 10:30 o'clock A.M.

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES  
N/S of West Aylesbury Rd., 255'  
W of York Rd., 8th District : OF BALTIMORE COUNTY

FRED L. ELRICK, SR., Petitioner : Case No. 84-57-SPHA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

I HEREBY CERTIFY that on this 1st day of August, 1983, a copy of the foregoing Order was mailed to Harry S. Shapiro, Esquire, Shapiro & Baer, 400 W. Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner.

John W. Hession, III

## **BALTIMORE COUNTY**

## **ZONING PLANS**

## **ADVISORY COMMITTEE**



## **PETITION AND SITE PLAN**

## **EVALUATION COMMENTS**

## **BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

August 10, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Harry S. Shapiro, Esquire  
Shapiro & Baer  
400 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 191 - Case No. 84-57-SPHA  
Petitioner - Fred L. Elrick, Sr.  
Special Hearing & Variance Petition

Dear Mr. Shapiro:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct an addition to the side and rear of the existing office/warehouse building and remove a restriction in the previous order (Case No. 4820-SPH), this combination hearing is required.

After a number of conversations with Mr. Elrick and your engineer, the site plan was revised and approved for hearing by the Planning Board on July 21, 1983.

For any additional explanation of the comments from the Department of Permits and Licenses, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari, Esq.

NBC:bsc  
Enclosures  
cc: Evans, Hagan & Holdefer  
8013 Belair Road 21236



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

May 5, 1983

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #191 (1982-1983)  
Property Owner: Fred L. Elrick, Sr.  
N/S West Aylesbury Rd. 225' W. from  
centerline of York Rd.  
Acres: 1.12 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### **General:**

Baltimore County highway and utility improvements exist and are not directly involved.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 191 (1982-1983).

Very truly yours,

ROBERT R. MORGAN, P.E., CIVIL  
Bureau of Public Services

RAM:EAM:FWR:es

S-SE Key Sheet  
NW 13 A Topo  
50 NW 2 Pos. Sheet  
60 Tax Map

## **BALTIMORE COUNTY, MARYLAND**

## **INTER-OFFICE CORRESPONDENCE**

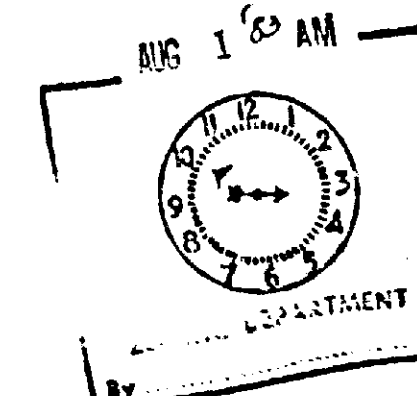
William E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Secretary  
Baltimore County Planning Board  
M.R. Development Plan  
SUBJECT: West Aylesbury Road

Date: July 26, 1983

The M.R. Development Plan for 4 W. Aylesbury Road dated June 30, 1983 was reviewed by the Baltimore County Planning Board on July 21, 1983. The Board voted to recommend approval of the Plan.

Norman E. Gerber

cc: Nicholas B. Commodari



## **BALTIMORE COUNTY, MARYLAND**

## **INTER-OFFICE CORRESPONDENCE**

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

Date: May 23, 1983

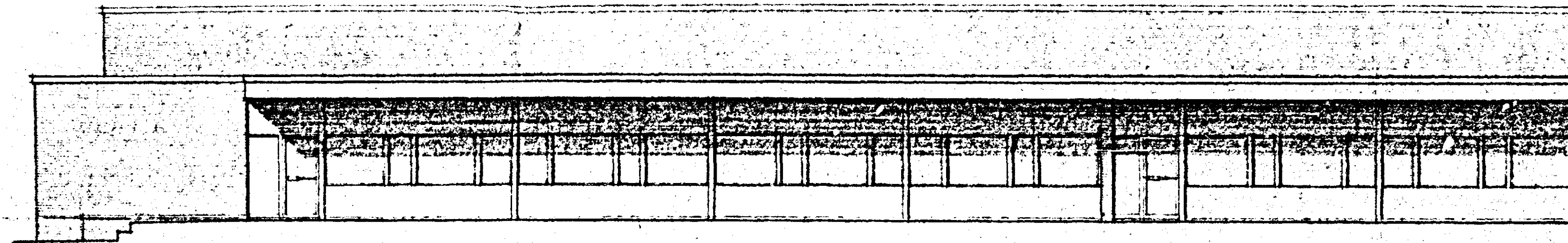
The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 172 - F & M Enterprises, Inc.
- Item # 178 - Joseph L. Soley
- Item # 181 - Robert H. & Mildred J. McKenny
- Item # 190 - J. N. G. Company, Inc.
- Item # 191 - Fred L. Elrick, Sr.
- Item # 192 - Cohn Brothers
- Item # 198 - Galway, Incorporated
- Item # 199 - Clarence & Irene McNeal
- Item # 204 - Robert G. Baumgartner
- Item # 207 - F & S Partnership
- Item # 210 - Ervin J. & Joan W. Corvey
- Item # 211 - Middle River Realty Company, Inc.
- Item # 224 - Barry L. & Ruth Green
- Item # 225 - Battie Kiron
- Item # 228 - Christopher E. & Pamela L. Burrow
- Item # 230 - Richard L. & Licia M. Hilbert
- Item # 231 - James E. & Mary H. O'Hearn, Jr.
- Item # 232 - Venice K. Paterakis
- Item # 233 - Merritt Blvd. Limited Partnership
- Item # 234 - Buxton Crossing Joint Venture
- Item # 236 - Owen C. & Elsie M. Smith, Jr.
- Item # 237 - Joseph W. & Donna M. Stack
- Item # 238 - John W. & Maureen S. Diegal
- Item # 241 - Broadus B. & Ruth W. Whitlock, Jr.
- Item # 242 - Herbert L. & Patricia E. Crynes
- Item # 243 - Lawrence J. & Patricia A. Sadowski
- Item # 244 - Edwin B. & Sharyn A. Brager
- Item # 246 - Martin Plaza, Inc.
- Item # 248 - Martin E. Feehley, Jr., et ux

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJB/rth

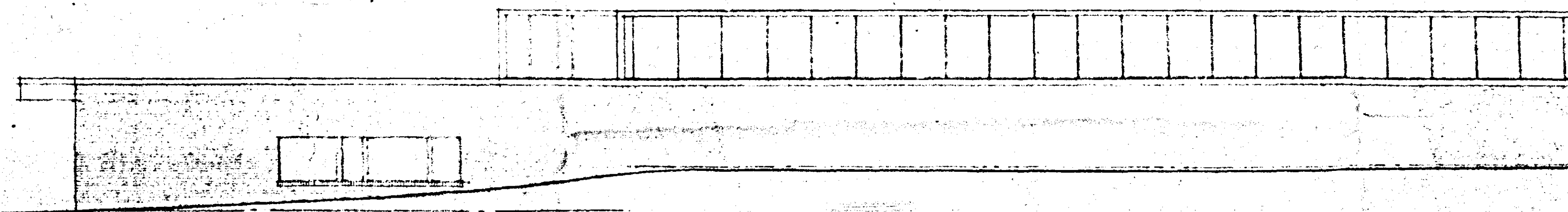




FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: EXISTING BRICK FINISH TO STAY.  
EXISTING TRANSITE (CEMENT ASBESTOS BOARD) TO BE  
REPLACED BY NEW ALUMINUM PANELS.  
ALUMINUM TRIM AND WINDOW COLORS TO BE SIMILAR  
TO EXISTING.



RIGHT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE

AT

4 W. AYLESBURY ROAD

8TH ELECTION DISTRICT BALTIMORE CO., MD. 21093

FOR

UNITED BEAUTY SUPPLIES, INC.  
4 W. AYLESBURY ROAD  
JIMONUM, MD. 21093

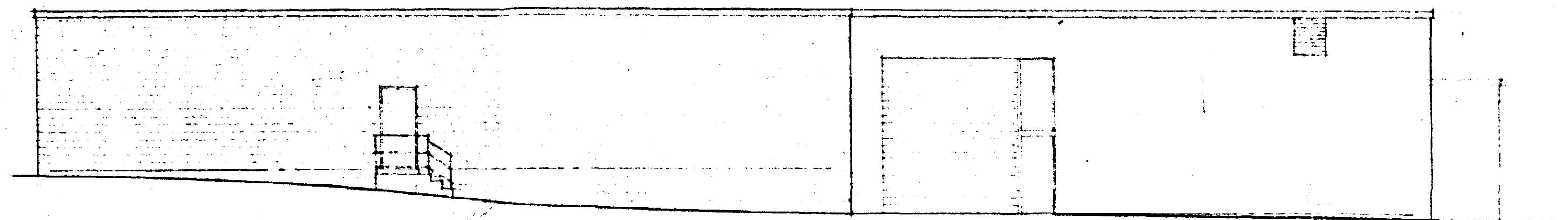
ADDITION TO 4 W. AYLESBURY ROAD  
FOR UNITED BEAUTY SUPPLIES, INC.

5-25-83 BUILDING MATERIAL NOTE  
REVISED BY E.H.B.

DAVID D. HYMAN & ASSOCIATES  
ARCHITECTS, ENGINEERS, PLANNERS  
FEB. 12, 1985

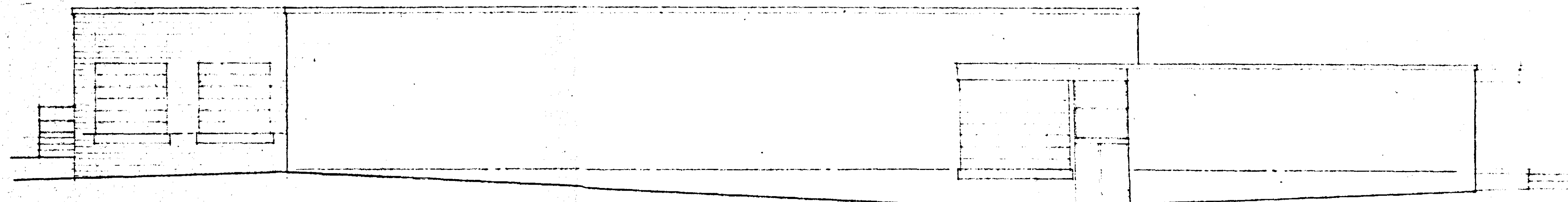
SHT.  
No. 2





REAR (SOUTH) ELEV.  
SCALE: 1/8" = 1'-0"

NOTE: EXISTING TRIM, ETC. TO REMAIN.  
EXISTING TRIM, ETC. (CEMENT ASBESTOS BOARD) TO BE  
REPLACED BY NEW ALUMINUM PANELS.  
ALUMINUM TRIM AND WINDOW COLORS TO BE SIMILAR  
TO EXISTING.



LEFT SIDE (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"

PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE

AT

4 W. AYLESBURY ROAD

8TH ELECTION DISTRICT BALTIMORE CO., MD. 21093

FOR

UNITED BEAUTY SUPPLIES, INC.  
4 W. AYLESBURY ROAD  
TIMONIUM, MD. 21093

ADDITION TO 4 W. AYLESBURY ROAD  
FOR UNITED BEAUTY SUPPLIES, INC.

5-25-83 BUILDING MATERIAL NOTE  
REVISED BY E.H. & H.

DAVID S. HYMAN & ASSOCIATES  
ARCHITECTS, ENGINEERS, PLANNERS  
FEB. 10, 1983

SHT.  
No 3



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of September, 1983, that the herein Petition for Variance(s) to permit a front yard setback of 50 feet in lieu of the required 75 feet, a side yard setback of 10 feet in lieu of the required 50 feet, and a floor area ratio of 33% in lieu of the required 25% for a one-story building, in accordance with the site plan filed herein, dated June 30, 1983, is hereby GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Hearing Order.

*James M. H. Jones*  
Deputy Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE Sept. 14, 1983  
BY Mary Louisa Clark  
CLERK

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the site plan filed in Case No. 4820 to permit the construction of an addition to the existing building and to remove the restriction requiring screen planting westerly from the building along the full width of the side parking and loading areas would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of September, 1983, that amendments to the site plan filed with Case No. 4820 to permit the construction of a one-story addition to the existing building and to remove the restriction requiring screen planting westerly from the building along the full width of the side parking and loading areas, in accordance with the site plan filed herein, dated June 30, 1983, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No building permits shall be issued until the expiration of any and all appeal periods.
2. Approval of the aforementioned site plan by the Office of Planning and Zoning.

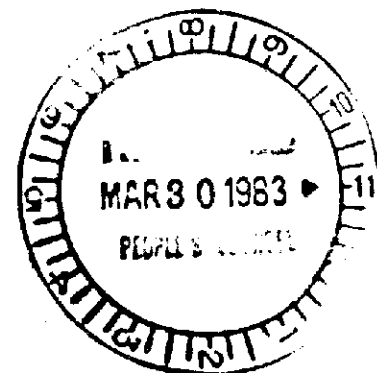
*James M. H. Jones*  
Deputy Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari,  
Zoning Advisory Committee  
Sharon M. Caplan,  
FROM: Economic Development Commission  
Date: March 28, 1983  
SUBJECT: Item #191 - Property Owner: Fred L. Elrick, Sr.  
Location: N/S West Aylesbury Road 225' W. from centerline  
of York Road  
Existing Zoning: M.R.-IM  
Proposed Zoning: Variance to permit a front setback of 50' in lieu of the required 75', to permit a side yard setback of 10' in lieu of the required 50', to allow a building coverage of 33% in lieu of the required 25%, and from the screening requirements placed on Case No. 4820-SPH dated Dec. 4, 1959.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.



*Sharon M. Caplan*  
Sharon M. Caplan  
Economic Assistant

SMC/sb

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 25, 1983

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: March 29, 1983

RE: Item No: 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2566  
494 4300

PAUL H. RENCKE  
CHIEF

May 31, 1983

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Fred L. Elrick, Sr.

Location: N/S West Aylesbury Road 225' W. from centerline of York Road

Item No.: 191 Zoning Agenda: March 29, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McDonnell* NOTED AND APPROVED  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

Petitioner desires to improve the subject commercial property currently being used as offices and warehouse. The Petitioner proposes an addition to the existing structure for additional office and warehouse space.

Petitioner desires a variance from Section 243.1 so that the front setback line of the proposed structure will be contiguous and even with the existing structure.

Petitioner further desires variances from Sections 243.2, 243.5 and from the screening requirements placed on Zoning Order dated Dec. 4, 1959. As the subject and adjacent properties are all zoned MR-IM, the variances will not, in any way, detract from or interfere with the rights and enjoyment of the adjoining property owners.

Finally, the Petitioner believes that his proposed structure will result in more efficient and economical use of the subject property and will otherwise enhance the value of neighboring properties.

The public interest shall be served by the request herein in that additional real property taxes could be derived from the subject property, and additional services and employment could be available at the subject property.

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3900

ED ZALESKI, JR.  
DIRECTOR

April 1, 1983

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #191 Zoning Advisory Committee Meeting March 29, 1983

are as follows:

Property Owner: Fred L. Elrick, Sr.  
Location: N/S W. Aylesbury Rd. 225' W. from centerline of York Road  
Existing Zoning: M.R.-IM  
Proposed Zoning: See reverse side

Acres: 1.12

District: 8th

The items checked below are applicable:

✓ A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Age-Related and other applicable Codes.

✓ B. A building and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.

✓ D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table 1601, line 2, Section 1607 and Table 1602.

F. Requested variance conflicts with the Baltimore County Building Code, Section 1601.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 205 and the required construction classification of Table 1601.

✓ I. Comments: Sect. 103.1 is applicable. Show handicapped parking, ramp, curb-cuts, signs, building access in compliance with State Handicapped Code and BOCA Sect. 515.0. Also see Sect. 1414.0 for the openings in the east wall. See Mechanical Code about side wall exhaust vents, Sect. M302.9.2.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj  
PUBM 01-82

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Zoning Petition No. 84-57-SPHA  
SUBJECT: Fred L. Elrick, Sr.

Date: July 29, 1983

This plan was approved for hearing by the Planning Board at its regular meeting on July 21, 1983.

*Norman E. Gerber*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JCH:slc



Proposed Zoning: Variance to permit a front setback of 56' in lieu of the required 75', to permit a side yard setback of 0' in lieu of the required 50', to allow a building coverage of 33% in lieu of the required 25%, and from the screening requirements placed on Case #4820-SPH dated Dec. 4, 1959.

# PETITION FOR SPECIAL HEARING AND VARIANCES

8th Election District

ZONING: Petition for Special Hearing and Variances  
LOCATION: North side of West Aylesbury Road, 255 ft. West of York Road  
DATE & TIME: Tuesday, August 23, 1983 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve an amendment to the site plan in Case No. 4820-SPH, to construct an addition to the existing building and remove the restriction in said Order, which required screen planting westerly from the building along the full width of the side parking and loading area and Variances to allow a front yard setback of 50 ft. in lieu of the required 75 ft., a side yard setback of 10 ft. in lieu of the required 50 ft. and a building coverage of 33% in lieu of the permitted 25%

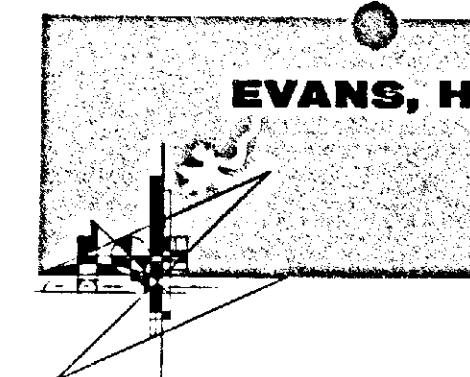
The Zoning Regulations to be excepted as follows:  
Sections 243.1 and 2 - front and side yard setbacks in M.R. zone  
Section 243.5 - maximum area of a lot covered by a building in a M.R. zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Fred L. Elrick, Sr., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 23, 1983 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



# EVANS, HAGAN & HOLDEFER, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS  
8019 BELAIR ROAD / BALTIMORE, MD. 21226 (301) 668-1501  
539 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 228-3350  
111 JOHN STREET / WESTMINSTER, MD. 21157 (301) 876-2017

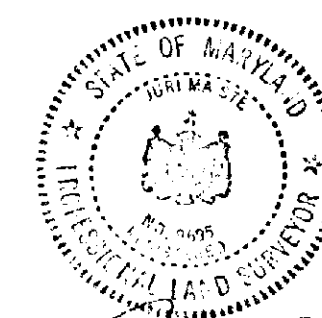
March 16, 1983

## DESCRIPTION OF NO. 4 WEST AYLESBURY ROAD, TO ACCOMPANY PETITION FOR ZONING

BEGINNING FOR THE SAME on the north side of West Aylesbury Road, 80 feet wide, at a point distant 255.00 feet, measured westerly along said north side of Aylesbury Road from its intersection with the west side of York Road, 66 feet wide, thence leaving said place of beginning and running and binding on the north side of Aylesbury Road, the two following courses and distances, viz: (1) South 70 degrees 14 minutes 17 seconds West 82.00 feet to a point of curve and thence (2) by a line curving to the right with a radius of 340.00 feet for a distance of 158.95 feet, thence leaving said north side of Aylesbury Road and running the three following courses and distances, viz: (3) due North 226.88 feet (4) North 70 degrees 14 minutes 17 seconds East 158.50 feet and (5) South 19 degrees 45 minutes 43 seconds East 250.00 feet to the place of beginning.

CONTAINING 48,792 square feet or 1.12 acres of land, more or less.

NOTE: This description was prepared for zoning purposes only and is not intended to be used for conveyance.



BALTIMORE J. CARROLL HASAN, L.S.  
CAMBRIDGE GEORGE W. HOLDEFER, P.E.  
WESTMINSTER JIM WHITE, L.S.  
RICHARD L. HULL, P.L.S.  
GEORGE PICKAVANCE, L.S.

# PETITION FOR SPECIAL HEARING AND VARIANCES

8th Election District

ZONING: Petition for Special Hearing and Variances  
LOCATION: North side of West Aylesbury Road, 255 ft. West of York Road  
DATE & TIME: Tuesday, August 23, 1983 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve an amendment to the site plan in Case No. 4820-SPH, to construct an addition to the existing building and remove the restriction in said Order, which required screen planting westerly from the building along the full width of the side parking and loading area and Variances to allow a front yard setback of 50 ft. in lieu of the required 75 ft., a side yard setback of 10 ft. in lieu of the required 50 ft. and a building coverage of 33% in lieu of the permitted 25%

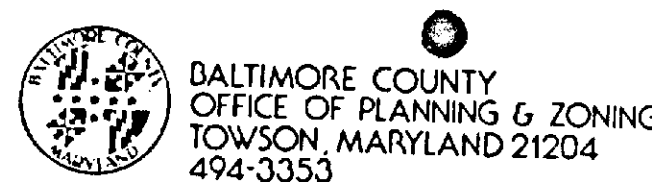
The Zoning Regulations to be excepted as follows:  
Sections 243.1 and 2 - front and side yard setbacks in M.R. zone  
Section 243.5 - maximum area of a lot covered by a building in a M.R. zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of Fred L. Elrick, Sr., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 23, 1983 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



ARNOLD JABLON  
ZONING COMMISSIONER

August 11, 1983

Harry S. Shapiro, Esquire  
Shapiro & Baer  
400 West Pennsylvania Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing & Variances  
N/S West Aylesbury Rd., 255' W of York Rd.  
Fred L. Elrick, Sr. - Petitioner  
Case No. 84-57-SPHA

Dear Mr. Shapiro:

This is to advise you that \$85.66 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene Janney, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 119485

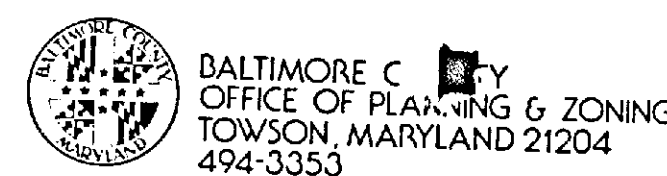
DATE 8/22/83 ACCOUNT R-01-615-000

AMOUNT \$85.66

RECEIVED  
Fred L. Elrick, Sr. c/o Mr. Shapiro  
Advertising & Posting Case #84-57-SPHA

8 103\*\*\*\*\*5566b 8232A

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON  
ZONING COMMISSIONER

September 14, 1983

Harry S. Shapiro, Esquire  
400 West Pennsylvania Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
and Variances  
N/S of West Aylesbury Rd., 255' W  
of York Rd. - 8th Election District  
Fred L. Elrick, Sr. - Petitioner  
NO. 84-57-SPHA (Item No. 191)

Dear Mr. Shapiro:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

July 26, 1983

Shapiro & Baer  
c/o Harry Shapiro, Esquire  
400 West Pennsylvania Avenue  
Towson, Maryland 21204

## NOTICE OF HEARING

Re: Petitions for Special Hearing & Variances  
N/S of W. Aylesbury Rd., 255' W of York Rd.  
Fred L. Elrick, Sr. - Petitioner  
Case No. 84-57-SPHA

TIME: 10:30 A.M.

DATE: Tuesday, August 23, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 115043

DATE 7/14/83 ACCOUNT R-01-615-000

AMOUNT 110.00

RECEIVED  
FROM: Fred L. Elrick, Sr. c/o Mr. Shapiro  
FOR: Advertising & Posting Case #84-57-SPHA

8 034\*\*\*\*\*100201 5172A

VALIDATION OR SIGNATURE OF CASHIER

Harry S. Shapiro, Esquire  
Shapiro & Baer  
400 W. Pennsylvania Ave  
Towson, Md. 21204

Evans, Hagan & Holdefer  
8513 Belair Road  
Baltimore, Md. 21236

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
21st day of July, 1983

ARNOLD JABLON  
Zoning Commissioner

Petitioner Fred L. Elrick, Sr.  
Petitioner's Attorney Harry S. Shapiro, Esquire

Received by: Nicholas S. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

84-57-SPHA

District 8th Date of Posting August 5, 1983  
Posted for: Special Hearing and Variances  
Petitioner: Fred L. Elrick, Sr.  
Location of property: N/S of W. Aylesbury Rd. 255' W of York Rd.  
Location of Sign: North side of Aylesbury Rd. approx. 311' west of York Rd.  
Remarks: [Signature]  
Posted by: [Signature] Date of return August 12, 1983  
Number of Signs: 2



49873 p. 47

**PETITION FOR SPECIAL HEARING AND VARIANCES**  
8th Election District

**ZONING:** Petition for Special Hearing and Variances  
**LOCATION:** North side of West Aylesbury Road, 255 ft. West of York Road  
**DATE & TIME:** Tuesday, August 23, 1983 at 10:30 A.M.  
**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve an amendment to the site plan in Case No. 4820-SPH, to construct an addition to the existing building and remove the restriction in said Order, which required screen planting westerly from the building along the full width of the side perpendicular loading area and Variances to allow a rear yard setback of 50 ft. in lieu of the required 75 ft., a side yard setback of 10 ft. in lieu of the required 50 ft. and a building coverage of 33% in lieu of the permitted 25%.

The Zoning Regulations to be excepted as follows: Sections 243.1 and 2 - front and side yard setbacks in M.R. zone, Section 243.5 - maximum area of a lot covered by a building in a M.R. zone

All that parcel of land in the Eighth District of Baltimore County

Beginning for the same on the north side of West Aylesbury Road, 80 feet wide, at a point distant 255.00 feet, measured westerly along said north side of Aylesbury Road from its intersection with the west side of York Road, 66 feet wide, thence leaving said place of beginning and running and binding on the north side of Aylesbury Road, the two following courses and distances, viz: (1) South 70 degrees 14 minutes 17 seconds West 82.00 feet to a point of curve and thence (2) by a line curving to the right with a radius of 340.00 feet for a distance of 158.95 feet, thence leaving said north side of Aylesbury Road and running the three following courses and distances, viz: (3) due North 228.88 feet (4) North 70 degrees 14 minutes 17 seconds East 156.50 feet and (5) South 19 degrees 45 minutes 43 seconds East 250.00 feet to the place of beginning.

Containing 48,792 square feet or 1.12 acres of land, more or less.

NOTE: This description was prepared for zoning purposes only and is not intended to be used for conveyance.

Being the property of Fred L. Erick, Sr., as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, August 23, 1983 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF ARNOLD JABLON, ZONING COMMISSIONER OF BALTIMORE COUNTY  
46761-149873

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 8/9 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 25th day of August 1983.

THE TOWSON TIMES

*M. H. Angell*

Cost of Advertisement, \$ 44.16

**PETITION FOR SPECIAL HEARING AND VARIANCES**  
8th Election District

**ZONING:** Petition for Special Hearing and Variances  
**LOCATION:** N. N. side of West Aylesbury Road, 255 ft. West of York Road  
**DATE & TIME:** Tuesday, August 23, 1983 at 10:30 A.M.  
**PUBLIC HEARING:** Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner should approve an amendment to the site plan in Case No. 4820-SPH, to construct an addition to the existing building and remove the restriction in said Order, which required screen planting westerly from the building along the full width of the side perpendicular loading area and Variances to allow a front yard setback of 50 ft. in lieu of the required 75 ft., a side yard setback of 10 ft. in lieu of the required 50 ft. and a building coverage of 33% in lieu of the permitted 25%.

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Containing 48,792 square feet or 1.12 acres of land, more or less.

Being the property of Fred L. Erick, Sr., as shown on plat filed with the Zoning Department.

Hearing Date: Tuesday, August 23, 1983 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of  
ARNOLD JABLON  
Zoning Commissioner of Baltimore County.  
Aug. 4.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 4, 1983

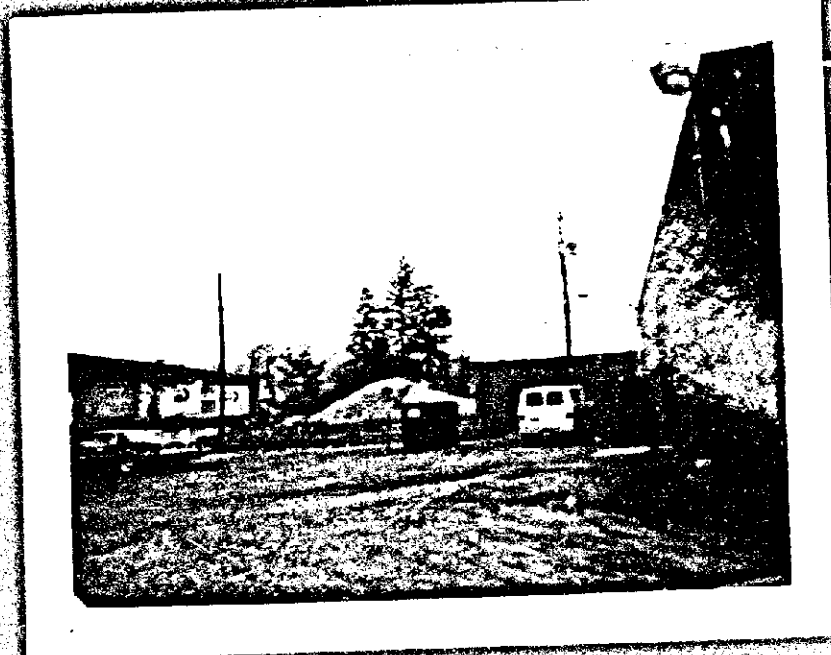
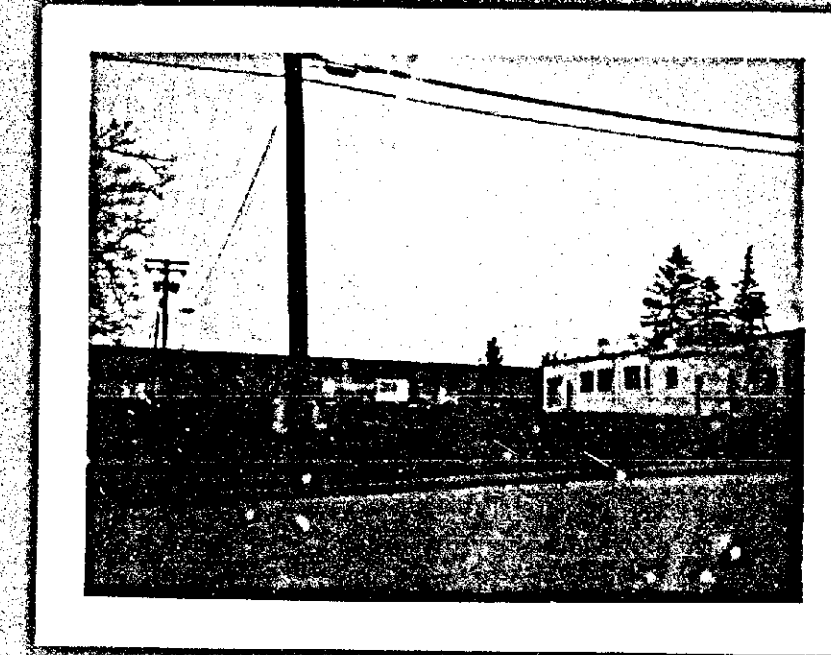
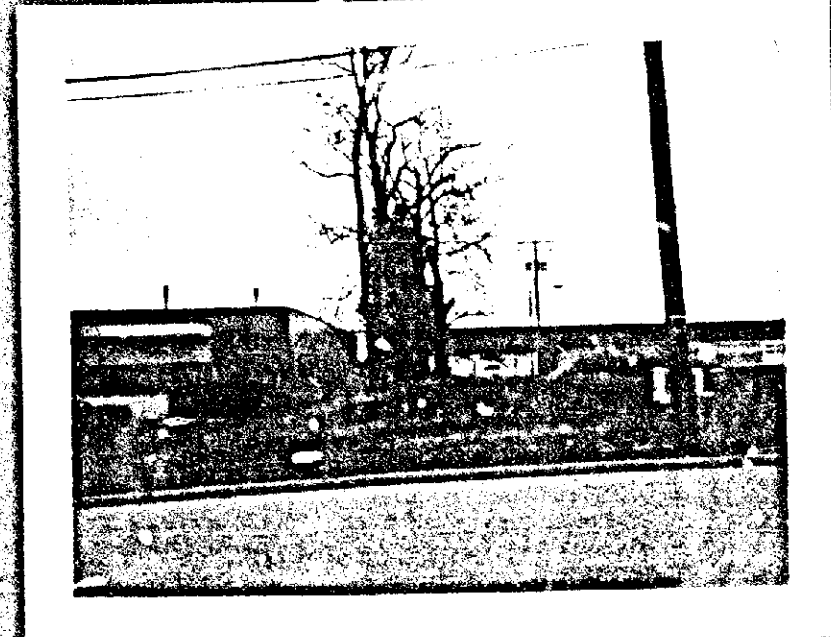
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ of one time ~~once a week~~ before the 23rd day of August, 1983, the first publication appearing on the 4th day of August, 1983.

THE JEFFERSONIAN

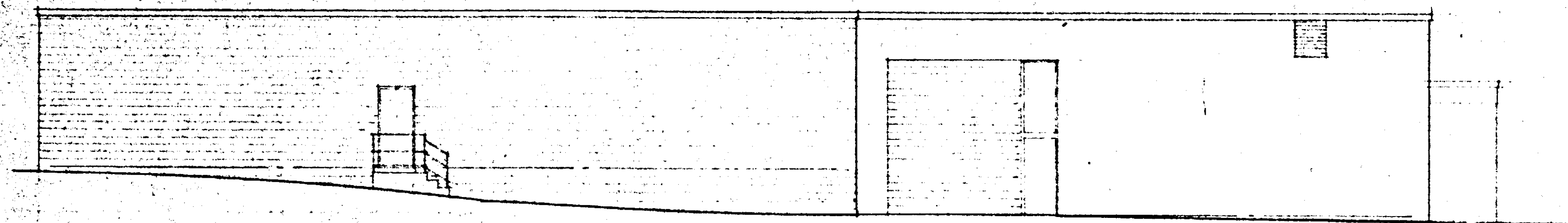
*L. Frank Strickland*

Manager.

Cost of Advertisement, \$ 31.50

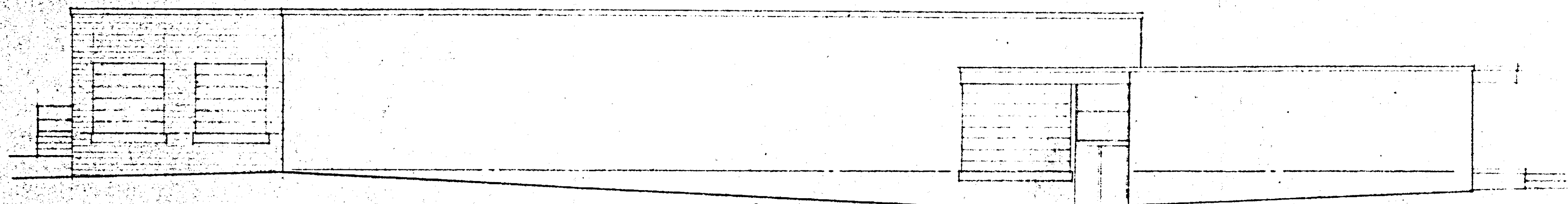






REAR (SOUTH) ELEV.  
SCALE: 1/8" = 1'-0"

NOTE: ALL MATERIALS TO MATCH EXISTING



LEFT SIDE (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"

PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE

AT

4 W. AYLESBURY ROAD

8TH ELECTION DISTRICT, BALTIMORE CO., MD. 21093

FOR

UNITED BEAUTY SUPPLIES, INC.

4 W. AYLESBURY ROAD

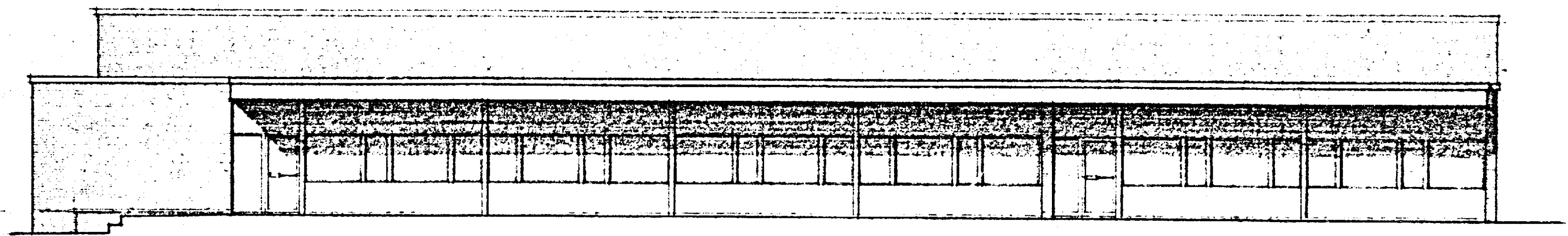
TIMONIUM, MD. 21093

ADDITION TO 4 W. AYLESBURY ROAD  
FOR UNITED BEAUTY SUPPLIES, INC.

DAVID S. HYMAN & ASSOCIATES  
ARCHITECTS, ENGINEERS, PLANNERS  
FEB. 10, 1983

SHT.  
No 3

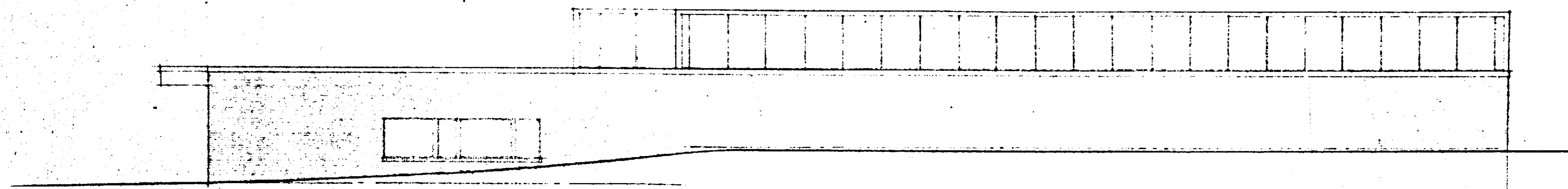




FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: ALL MATERIALS TO MATCH EXISTING



RIGHT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE

AT

4 W. AYLESBURY ROAD  
8TH ELECTION DISTRICT BALTIMORE CO., MD. 21093

FOR

UNITED BEAUTY SUPPLIES, INC.  
4 W. AYLESBURY ROAD  
TIMONIUM, MD. 21093

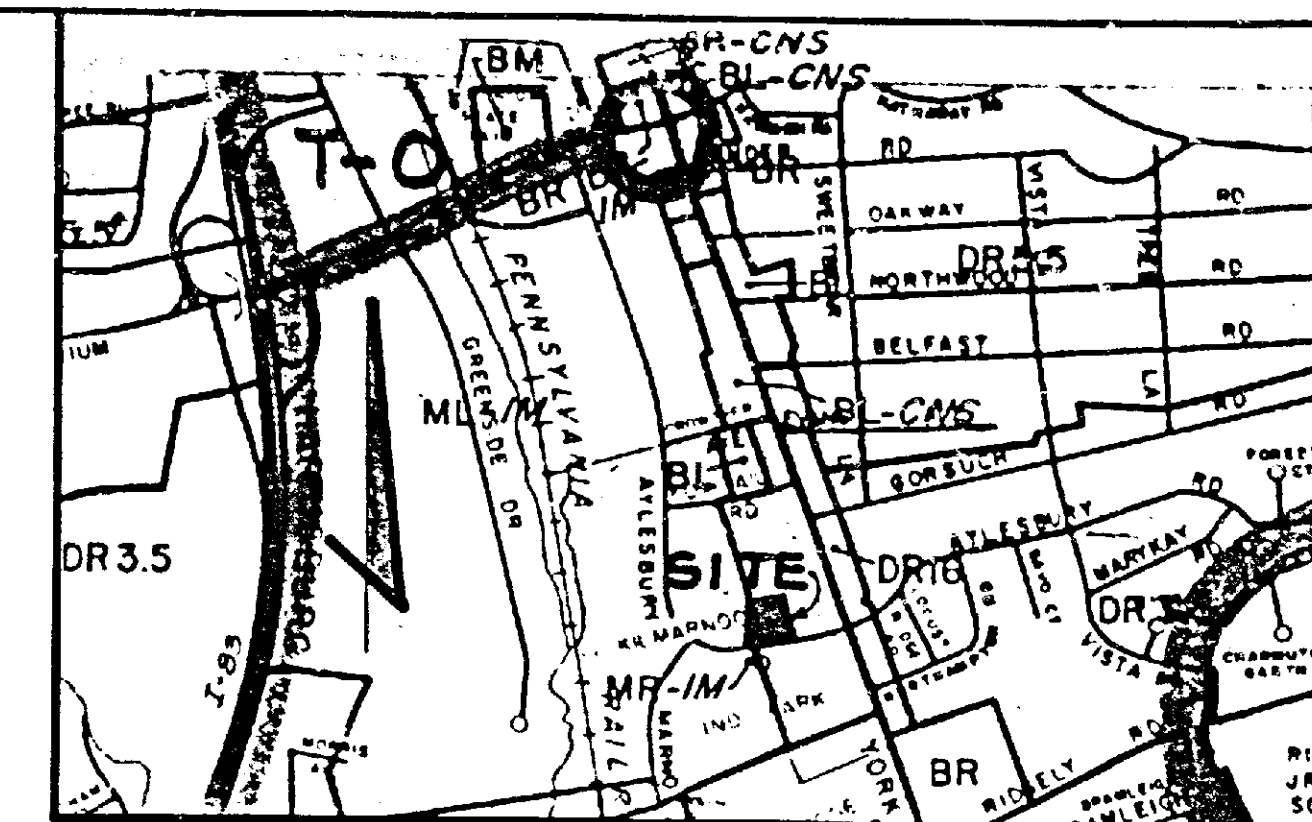
ADDITION TO 4 W. AYLESBURY ROAD  
FOR UNITED BEAUTY SUPPLIES, INC.

DAVID S. HYMAN & ASSOCIATES  
ARCHITECTS, ENGINEERS, PLANNERS  
FEB. 12, 1988

SHT.  
No 2



P/O 174  
POSNER NATHAN ET.AL.  
4170/586  
\*1920 YORK ROAD  
ZONED: MR-1M  
1 STORY BRICK BLDG.  
VON PARIS STORAGE CO.



**LOCATION MAP**  
SCALE: 1" = 1,000'

### GENERAL NOTES

1. TOTAL AREA OF PROPERTY : 48,792 SQ.FT.
2. EXISTING USE : OFFICES & WAREHOUSE
3. EXISTING ZONING : MR-1M WITH A PETITION FOR A SPECIAL HEARING TO CONSTRUCT AN OFFICE BLDG. & WAREHOUSE (CASE NO. 4820SPH-APPROVED DEC 4, 1959)
4. PROPOSED USE : (SAME) WITH ADDITIONAL 2,000 SQ.FT OFFICE SPACE & 4,256 SQ.FT. WAREHOUSE SPACE.
5. TOTAL AREA OF EXISTING BLDG. : 9,793 SQ. FT.
6. TOTAL AREA OF PROPOSED ADDITION : 4,256 SQ. FT.
7. TOTAL AREA OF BOTH EXISTING & PROPOSED BLDG. AREAS: 16,049 SQ. FT.
8. PROPOSED BLDG. COVERAGE : 19,376/48,792 = 33% COVERAGE
9. PROPOSED ZONING: MR-1M WITH VARIANCES REQUESTED AS FOLLOWS:
  - a.) TO SECTION 243.1 TO ALLOW A FRONT BLDG. SETBACK OF 56' IN LIEU OF THE REQUIRED 75'
  - b.) TO SECTION 243.2 TO ALLOW A SIDE YARD OF 10' IN LIEU OF THE REQUIRED 50'
  - c.) TO SECTION 243.5 TO ALLOW A BLDG. COVERAGE OF 33% IN LIEU OF THE REQUIRED 25%.
  - d.) VARIANCE FROM THE SCREENING REQUIREMENT PLACED ON ZONING ORDER DATED DEC. 4, 1959 (N4820SPH) SUBJECT HOWEVER, TO THE EXTENSION OF THE SCREEN PLANTING WESTERLY FROM THE BLDG. ALONG THE FULL WIDTH OF THE SIDE PARKING & LOADING AREA."
10. NO. OF EMPLOYEES IN EXISTING WAREHOUSE : 2
11. NO. OF EMPLOYEES IN PROPOSED WAREHOUSE : 1
12. TOTAL NO. OF EMPLOYEES IN WAREHOUSE 2+1 = 3
13. PARKING SPACES REQUIRED: 3/3 = 1 SPACE
14. TOTAL AREA OF EXISTING OFFICE SPACE 5,588 SQ.FT.
15. TOTAL AREA OF PROPOSED OFFICE SPACE 2,000 SQ.FT.
16. TOTAL AREA OF BOTH EXISTING & PROPOSED OFFICE SPACE: 5,588 SQ.FT.
17. NO. OF PARKING SPACES REQUIRED: 5,588/300 = 19
18. TOTAL NO. OF PARKING SPACES REQUIRED : 1+19 = 20
19. TOTAL NO. OF PARKING SPACES PROVIDED : 33

P. 791  
REGENT DEVELOPMENT CO  
5295/542 146th  
\*1900 YORK ROAD  
ZONED: MR-1M  
EX. 1 STORY BRICK BLDG.

OLD PLAN

PLAT TO ACCOMPANY PETITION FOR  
ZONING VARIANCE

• AT

4 W. AYLESBURY ROAD  
3<sup>RD</sup> ELECTION DISTRICT BALTIMORE CO., MD. 21093


FOR

UNITED BEAUTY SUPPLIES, INC.  
4 W. AYLESBURY ROAD  
TIMONIUM, MD. 21093

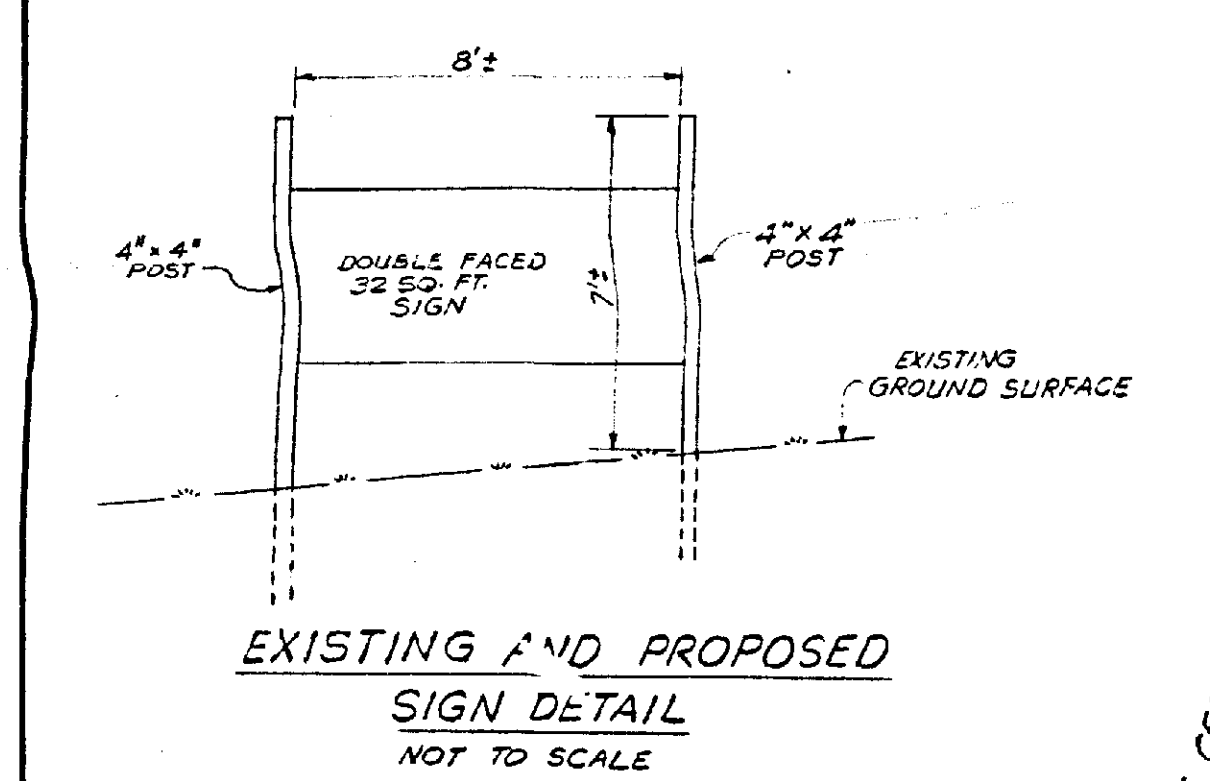
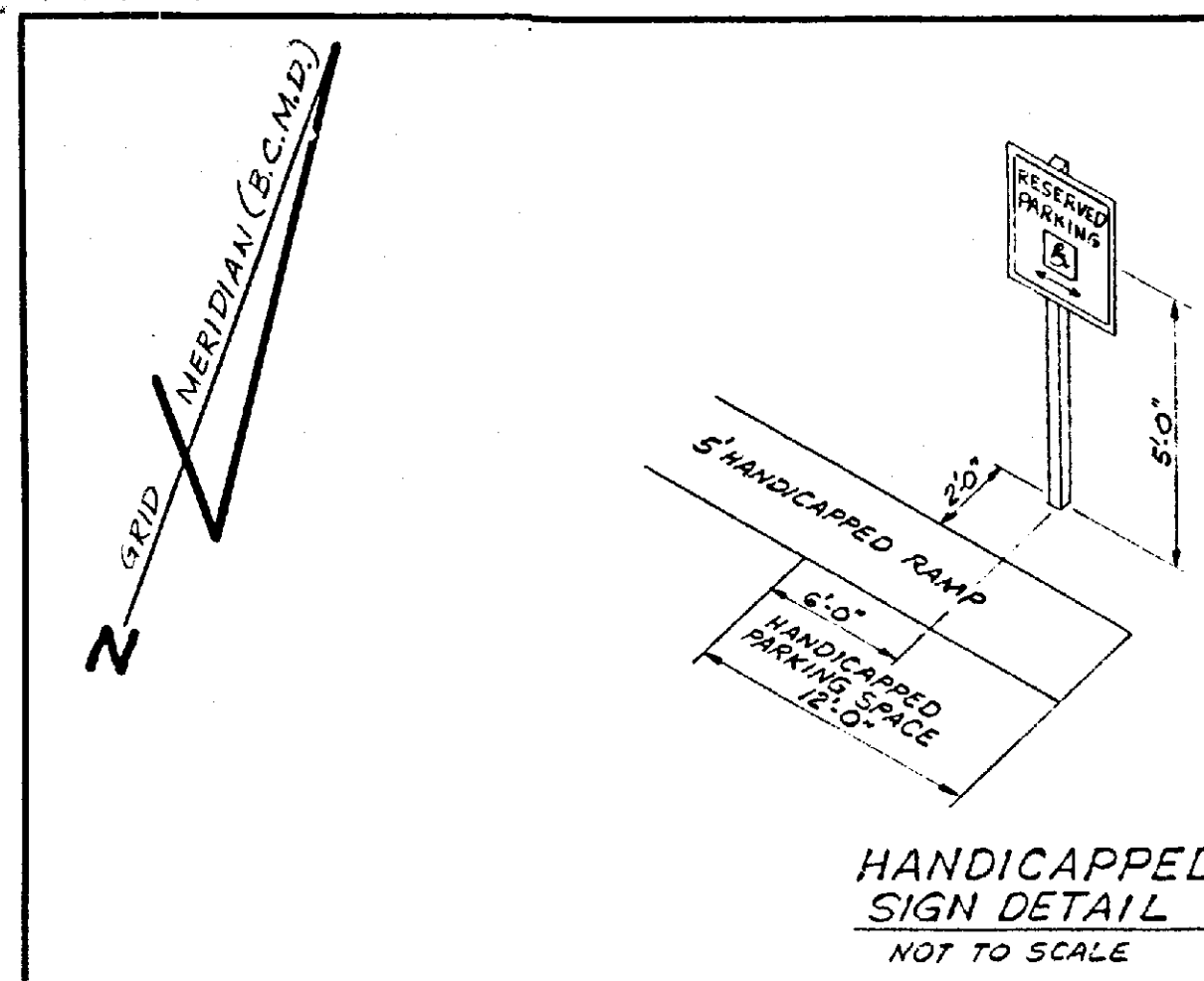
Item #19!

SHT  
No 1

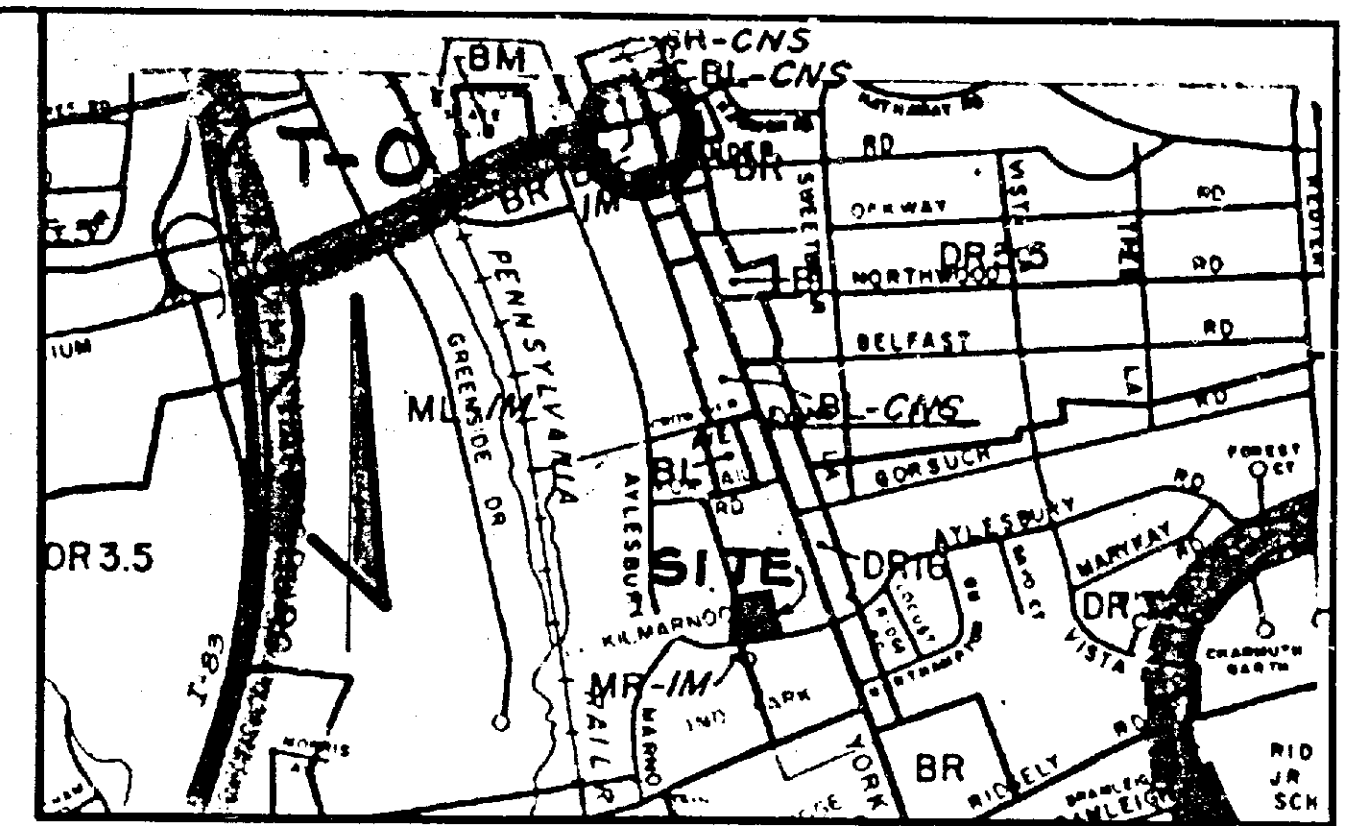
**EVANS, HAGAN & HOLDEFFER, INC.**

DATE	REVISION	BY	<b>SURVEYORS AND CIVIL ENGINEERS</b> 8013 BELAIR ROAD / BALTIMORE, MD 21236 (301) 668-1531 539 POPLAR STREET / CAMBRIDGE, MD 21613 / (301) 228-5255 111 JOHN STREET / WESTMINSTER, MD 21157 / (301) 448-1799 13 S. WASHINGTON STREET / EASTON, MD. 21601 / (301) 822-8432 
3-9-93	FRONT PARKING AREA REVISED AND GRADING ADDED	NZ	
SURVEYED BY			
COMPUTED BY			
DRAWN BY R.R.S.			
CHECKED BY J.M.			
Drive No.			DATE <u>MAR. 4, 1993</u> SCALE <u>1" = 20'</u>





P/D 174  
POSNER NATHAN ET.AL.  
4170/586  
\*1920 YORK ROAD  
ZONED: MR-1M  
1 STORY BRICK BLDG.  
VON PARIS STORAGE CO.



LOCATION MAP  
SCALE: 1" = 1,000'

GENERAL NOTES

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2. EXISTING USE : OFFICES & WAREHOUSE
3. EXISTING ZONING : MR-1M WITH A PETITION FOR A SPECIAL HEARING TO CONSTRUCT AN OFFICE BLDG. & WAREHOUSE (CASE NO. 4820-SPH-APPROVED DECA/1993)
4. PROPOSED USE : (SAME) WITH ADDITIONAL 2,000 SQ. FT. OFFICE SPACE & 4,256 SQ. FT. WAREHOUSE SPACE.
5. TOTAL AREA OF EXISTING BLDG. : 9,793 SQ. FT.
6. TOTAL AREA OF PROPOSED ADDITION : 6,256 SQ. FT.
7. TOTAL AREA OF BOTH EXISTING & PROPOSED BLDG. AREAS: 16,049 SQ. FT.
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9. PROPOSED ZONING: MR-1M WITH VARIANCES REQUESTED AS FOLLOWS:
  - a) TO SECTION 243.1 TO ALLOW A FRONT BLDG. SETBACK OF 50' IN LIEU OF THE REQUIRED 75'
  - b) TO SECTION 243.2 TO ALLOW A SIDE YARD OF 10' IN LIEU OF THE REQUIRED 50'
  - c) TO SECTION 243.5 TO ALLOW A BLDG. COVERAGE OF 33% IN LIEU OF THE REQUIRED 25%
  - d) SPECIAL HEARING TO AMEND THE APPROVED SITE PLAN CASE #4820-SPH TO ALLOW THE CONSTRUCTION OF AN ADDITION TO EXISTING BUILDING AND TO REMOVE RESTRICTION CONCERNING SCREEN PLANTING WESTERLY FROM THE BUILDING FOR THE FULL WIDTH OF THE SIDE PARKING AND LOADING AREAS.
10. NO. OF EMPLOYEES IN EXISTING WAREHOUSE : 2
11. NO. OF EMPLOYEES IN PROPOSED WAREHOUSE : 1
12. TOTAL NO. OF EMPLOYEES IN WAREHOUSE : 2+1 = 3
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18. TOTAL NO. OF PARKING SPACES REQUIRED: 1+19 = 20
19. TOTAL NO. OF PARKING SPACES PROVIDED : 32

P. 791  
REGENT DEVELOPMENT CO.  
5295/542 1.46 AC.  
\*1900 YORK ROAD  
ZONED: MR-1M  
EX. 1 STORY BRICK BLDG.

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL HEARING AND  
FOR ZONING VARIANCES  
AT

4 W. AYLESBURY ROAD  
8<sup>TH</sup> ELECTION DISTRICT BALTIMORE CO., MD. 21093

FOR

UNITED BEAUTY SUPPLIES, INC.  
4 W. AYLESBURY ROAD  
TIMONIUM, MD. 21093

Revised 7-21-83  
SHT. No. 1

EVANS, HAGAN & HOLDEFER, INC.

DATE	REVISION	BY	SURVEYORS AND CIVIL ENGINEERS
5-8-83	REV FOR SPECIAL HEARING ADDED	N.Z.	8013 BELAIR ROAD / BALTIMORE, MD. 21236
3-9-83	FRONT PARKING AREA REVISED AND GRADING ADDED	N.Z.	(301) 668-1501
SURVEYED BY			330 POPLAR STREET / CAMBRIDGE, MD. 21613 / (301) 228-3306
COMPUTED BY			111 JOHN STREET / WESTMINSTER, MD. 21157 / (301) 848-1780
DRAWN BY			138 WASHINGTON STREET / EASTON, MD. 21601 / (301) 623-5433
CHECKED BY			
Drwg. No.			

6-30-83 MACADAM BERM ALONG WESTERLY PROP. LINE ADDED.  
5-25-83 MACADAM BERMS ADDED AND EXTENT OF T&R & CHIP PAVING REVISED. PLANTING ADDED.